

**Granada Hills North Neighborhood Council Joint meeting of the Board and Planning and Land Use Management Committee. Monday, November 16, 2009**

**11139 Woodley Ave, Granada Hills, CA 91344**

Anne Ziliak called meeting to order at 2:10 PM

**Present:** Barbara Iversen, Ralph Kroy, Bill Lillenber, Jan Subar, Agnes Lewis, Bill Hopkins, Ray Pollock, Josh Jordahl and Anne Ziliak

PLUM Committee report from October 19, 2009 accepted.

It was moved and approved to take items out of order because we had invited guests to the meeting.

**CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.**

*The motion below was proposed at the October PLUM meeting because we did not know if the applicant had revised their application. Due to a miscommunication the applicant was not notified prior to the October GHNNC Board meeting. The motion was not presented to the Board. The applicant was notified that we were ready to present a motion to the Board at the November meeting, they then asked to come back to discuss their application further. As requested we invited them to our November 16 meeting.*

**The applicant discussed the open house that they held on October 14. Renderings of the buildings were presented to the Committee. They are planning to build two buildings, one four-story and one three-story that will house 250 males and 30 staff in the operation of a school. The school will have religious and vocational classes. One of the buildings will have a gymnasium and kosher culinary classroom/kitchen. The students will also attend classes off-site at local vocational/occupational school and several community colleges.**

**The Committee still opposes the size and scope of this request. The height of the buildings is not consistent with the neighborhood and feel that the impact of a 24/7 operation in this neighborhood would not be appropriate. The applicant wanted to discuss their application with a sub-committee for possible conditions. Ralph, Wayde, Jan and Agnes agreed to be the sub-committee.**

We have discussed this application several times and have met with the applicant and the Rabbi at the school site. When this application was filed the school was operating and housing students without approval. In our meetings we discussed the scope of the proposal and the impact that a large project would have on the surrounding neighborhood. In our meeting with the Rabbi we asked if this school was only for Jewish orthodox boys and he said that the classes would be open to others in the community and the boys would come from many places. He said the school would be unique because they are planning a specialty kosher culinary school. However, their application does not state that the classes would be open to others. The applicant feels that a school is already permitted at the site, so their request would not be that different. Currently a preschool/kindergarten is approved for 245 students. The new request is to allow 280 males ages 15 to 22 to board and attend vocational classes on site and to attend other off site schools, which is very different from the preschool/kindergarten day school that served the community. We asked that the Rabbi revise the application to reflect the inclusion of others to attend classes as he expressed in our meeting and to consider lowering the height of the proposed structures and spreading them out instead.

**Rationale:** Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. The applicant held an Open House on October 14 and several of our PLUM Committee attended. They are staying with their original plan without commitment to consider a plan that would be less impactful and for inclusion of the community only, "may include" is mentioned. There is great impact with this project and the intensity of use is not compatible in the surrounding single-family residential zone.

**Motion:** That the GHNNC adopt the following position on the application to operate a trade school in conjunction with a boarding facility that will house 280 males ages 15 to 22, located at 16601 Rinaldi Street (CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF): Information provided with the application and the proposal presented by the applicant were inconsistent, the planned four-story building and parking is inappropriate and not compatible for this single residential family zone. The project proposed would not be consistent with the neighborhood in which it is being proposed.

**Discussion and possible motion relating to changes in the regulation of installation of wireless telecommunication facilities.**

Chris Spitz and Barbara from Pacific Palisades Residents Association (PPRA) were invited to discuss a motion regarding the installation of wireless sites. They have been working with a coalition of citizens, NCs and homeowner groups who are experiencing problems with unregulated or minimally regulated cell tower installations, particularly in residential areas and want to effect substantial reform of the city's current, inadequate regulations involving cell tower installation and siting.

Cellular companies try their best to convince neighborhoods that they are entitled to install their cell towers anywhere. We know that it is not true. Years ago the GHNNC took a stand and adopted minimum standards for certain cellular sites and we also submitted a request to be notified of any application to install antennas in the public right-of-way. These actions have allowed us opportunities to participate in the process.

**Motion:** That the GHNNC adopt the attached resolution on wireless telecommunication facilities.

**Rationale:** Though the GHNNC has had some success in the siting and appearance of wireless facilities it is often a battle all the way through the process. We are constantly told that we can not prevent a company from installing a new site. Recent court rulings have determined that municipalities do have legal authority to regulate the aesthetics of wireless sites. The City needs to draft a new ordinance that would regulate wireless sites and offer guidelines that we can use to make recommendations.

**Motion and Resolution**

The Granada Hills North Neighborhood Council requests that:

1. The City immediately impose a moratorium on all wireless telecommunications facility installations in the City and/or applications for approval of such installations in the City.
2. The City continue to review the City's current regulatory scheme and report to the City Council on what new tools are available to regulate wireless telecommunications facilities in light of recent judicial determinations clarifying the City's ability to regulate such facilities on aesthetic grounds, as directed by the motion introduced by Councilmember Rosendahl on October 27, 2009 (Council File No. 09-2645).
3. In connection with the above review the City Attorney continue to research the extent of the City's involvement in the Joint Pole Agreement and whether and to what extent it has authority to regulate wireless telecommunications facility installations involving utility poles and replacement poles notwithstanding the Joint Pole Agreement's provisions.
4. The City immediately establish a task force composed of appropriate city departments and representatives for neighborhood councils to develop a City policy on the siting of telecommunications facilities.
5. With the City Attorney's guidance and consistent with his recommendations, the City enact a comprehensive new ordinance with clear and consistent standards and procedures regulating all wireless telecommunications facilities in the City, authorizing regulation of aesthetics and providing protection to communities and residential neighborhoods to the full extent of the law.

**APCNV-2008-2705-ZC-ZAA: 11582 Longacre:** 5 SINGLE FAMILY LOTS AND ZONE CHANGE FROM A1-1 TO RE40. ZAA-AREA, HEIGHT, YARD, AND BUILDING LINE ADJMNTS < 20% SLIGHT MODIFICATIONS.

Still have not received any new information on this case.

**Installation of an Above Ground Facility (AGF) Ref. No. 2009001087:** Sesnon Boulevard and Orozco Street.

**Installation of an Above Ground Facility (AGF) Ref. 2009001084/Balboa Blvd 250ft North of Woodley Ave.**

We received some photos of stealth towers that we need to review at the next meeting.

**ZA-2003-8454-CU-PAZ: 12121 Balboa Blvd:** application to co-locate onto existing monopine cellular structure: Install 3 additional panel antennas, 3 DAP Heads, 3 parabolic antennas, GPS at 68' AGL for sector A&C, and 63' AGL for sector B. Application also includes the installation of a base equipment cabinet within the existing equipment shelter.

The applicant and representative were contacted and there still has been no reply as of the meeting November 16. The tower is in need of maintenance and a dish has been attached to it without approval. There should be compliance before we consider any co-location.

**Ongoing Business:**

Review of code enforcement/conditions of approval for home/project sites within the GHNNC boundaries.

There is an approval to build a recreation room on Stranwood and Rinaldi. The recreation room that was built now has a 4 to 5 foot wide walkway that goes around the building. We will check this again.

Condition and access of the Public Equestrian Trail System within the GHNNC Boundaries:

We still need to contact the new equestrian committee representative for Council District 12.

Planning and Land Use Meetings, Conferences, Educational Opportunities. Discussion and Possible action

**Discussion and consideration of any new or old information available on BFI/Allied/Republic Waste at Sunshine Canyon Landfill that is in the City, County and/or the proposed Combined City/County Landfill to include but not be limited to such subjects as: all City, County & State public hearings, Conditional Use Permits (CUPs) compliance, Notices of Violation (NOVs), Solid Waste Facilities Permits (SWFPs), Waste Discharge Permits (WDRs), Mitigation Measures, etc., plus other related subject matter pertaining to recycling, alternate technologies as replacements for landfilling.**

**Committee Member Comment:**

**Public Comment on non-agenda items:**

None

**Adjourned at 5:30PM**